



5 Connie Street, Modbury

## Corner Allotment, Desirable Location - Endless Possibilities Await!

Auction Location: 5 Connie Street, Modbury SA 5092

- \* AUCTION - Saturday 15th November at 1:00pm On-Site\*\*

Set on a generous 620sqm (approx.) corner allotment, this solid 1965 brick home offers an exciting opportunity in a sought-after and family-friendly location. With no registered easements and dual street frontages to both Connie Street and Melveen Street, this property presents endless potential for savvy investors exploring future development opportunities (Subject to Planning Consents).

Comprising of three bedrooms and surrounded by some quality new builds, this home sits in an area that continues to grow in popularity, framed by lovely foothill views. Whether you're looking to renovate, redevelop or simply settle in and enjoy, this is a property with strong foundations and fantastic scope for the future. A true opportunity for those with vision who want to secure a position in a thriving, family-oriented community.

Features you will love:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 1 2

**FOR SALE**  
\$750,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

LJ Hooker

- Three bedrooms, master with built-in robe and ceiling fan
- 620sqm (approx.) corner allotment free of any easements
- Dual street frontages
- Spacious lounge room with R/C split system and ceiling fan
- Functional kitchen with gas cooktop and oven, dishwasher, coffee machine nook, island bench and server window to lounge room
- Ducted evaporative air conditioning and ducted gas heating providing comfort year-round
- Elevated deck at the rear with verandah, ideal for entertaining
- Paved front and rear yards
- Multiple tool sheds

Ideally positioned in a highly sought-after location, this home offers exceptional convenience for everyday living. Nearby to Clovercrest Shopping Centre and just a short drive to Westfield Tea Tree Plaza, you'll have a variety of shopping, dining and entertainment options at your fingertips.

Families will appreciate the proximity to a range of quality schools, while parks, reserves and local amenities provide abundant opportunities for recreation and leisure. This combination of location, accessibility, and lifestyle makes this property a truly desirable choice.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

Property ID	2CG2GJU
Property Type	House
House Size	111 m2
Land Area	620 m2
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Fully Fenced

**Carla Doecke 0456 830 122**

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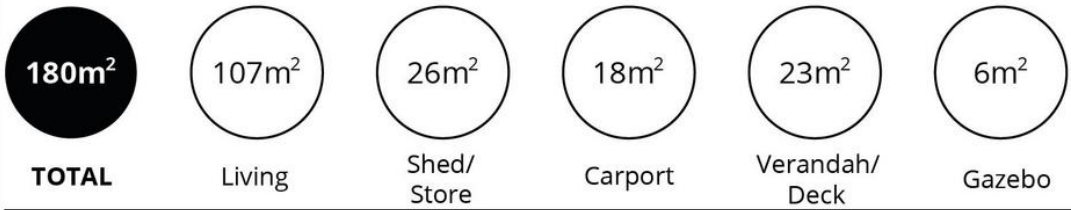
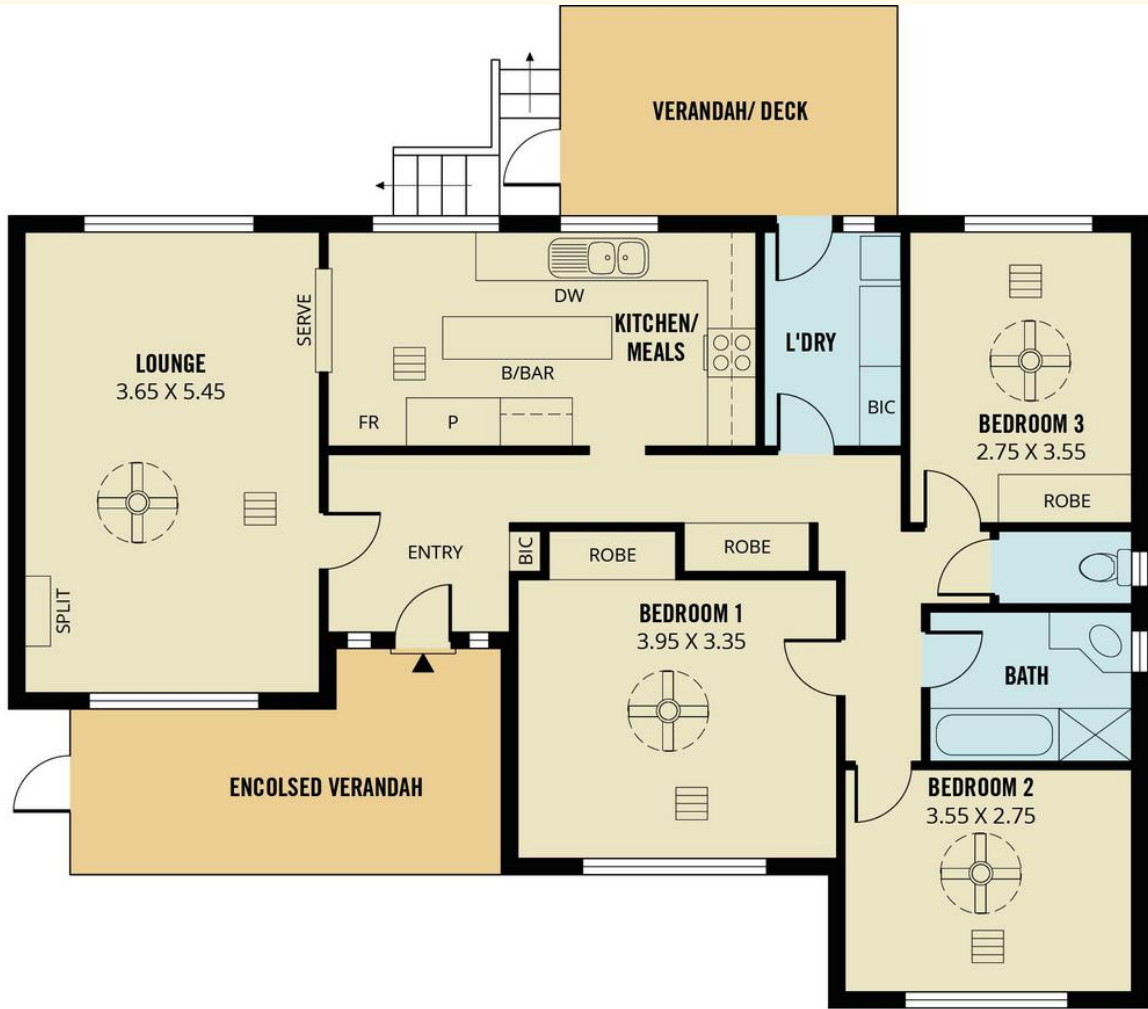
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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